of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The present development of the area basically has been with a minimum lot of 50'x140'. The majority of the lots in this vicinity have been built upon and are existing on 50' lots. Since this area is located within a developed subdivision, we should not be penalized under the regulation adopted by the County Council in March, 1971. Subject lots were previously recorded among the land records of Baltimore County in Plat Book W.P.C. 8-74 is "Hebville Park".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We AP: 2/2 are the legal owner(s) of the property way 4-6 which is the subject of this Petition. Legal Owner(s) Contract Purchaser: WILBERT HEINZERLING

Kingsville, Maryland 21087 5551 Oakland Road Name, address and phone number of legal owner, contract purchaser or representative to be contacted 242-6270 Attorney's Telephone No.: \_\_256-3783

CRDERED By The Zoning Commissioner of Baltimore County, this 24th day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the \_\_\_\_\_ day of \_\_\_\_ May \_\_\_A.<sub>M</sub>.

Zoning Commissioner of Baltimore County. May 87 1981 (over)

Property Owner: Wilbert and Carolyn M. Heinzerling

March 24, 1981

Water and Sanitary Sewer:

Item #161 (1980-1981)

There is a public 8-inch water main and 8-inch public sanitary sewerage in Rollwin Road.

The designation of the control of th

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department allocation requirements.

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley

L-NE Key Sheet 15 & 16 NW 28 Pos. Sheet NW 4 G Topo

87 Tax Map

BALTIMORE COUNTY

ZONING PLANS



EVALUATION COMMENTS

BALTIMOR: COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Richard E. Lattanzi, Esquire 9105 Belair Road Baltimore, Maryland 21236

the requested zoning.

MEMBERS

Bureau of Department of

State Roads Commissi Burdau of Fire Prevention Health Department Project Plan ing Building Department Board of Education Zoning Administration Industrial

Dear Mr. Lattanzi: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

RE: Item No. 161

Variance Petition

Petitioner - W. Heinzerling, et ux

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 2:004

HARRY J. PISTEL, P. E. DIRECTOR

March 24, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #161 (1980-1981) Property Owner: Wilbert & Carolyn M. Heinzerling N/WS Rollwin Road 404' S/W of Windsor Mill Road Acres: 100 x 140 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Lots 29 and 30 plat of "Property of Adolphus M. Smink, Hebville Park", recorded W.P.C. 8, Folio 74.

Highways:

Rollwin Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping fof top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER DIRECTOR

May 18, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: Wilbert and Caroly M. Heinzerling Location: NW/S Rollwin Road 404' S/W of Windsor Mill Road Acres: 100 X 140 District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John Zermblez John L. Wimbley Planner III

Current Planning and Development

bottimore county department of traffic engineering TOWSON, MARYLAND 21204 STEPHEN E. COLLINS

March 16, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of March 3, 1981,

this department has no comment on items #155 thru #161.

Very truly yours,

Engineer Associate II

MSF/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

March 11, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 161, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: Wilbert and Carolyn M. Heinzerling
Location: NW/S Rollwin Road 404 S/W of Windsor Mill Road Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 29 and 30.

100X140 Acres: District:

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

BUREAU OF ENVIRONMENTAL SERVICES

IJF/kc

appearing that strict compliance with the Baltimore County Zoning Regulations would reconcile and result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and --nergy welfare of the community, the variance(s) should schools are be granted.

Deputy

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this dry of June, 1981, that the herein Petition for Variance(s) to permit lot widths of 50 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

RE: PETITION FOR VARIANCE NW/S of Rollwin Rd., 404' SW of Windsor Mill Rd., 2nd District:

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WILBERT HEINZERLING, et ux, : Case No. 81-195-A Petitioners

::::::

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 6th day of May, 1981, a copy of the aforegoing Order was mailed to Richard E. Lattanzi, Esquire, 9105 Belair Road, Baltimore, Maryland 21236, Attorney for Petitioners; and Mr. Donald Aquilano, Jr., President, Fork Construction Co., Inc., 12329 Harford Road, Baltimore, Maryland 21087, Contract Purchaser.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. REINCKE CHIEF

March 24, 19812

Mr. William Hammond Toning Com issioner Office of Planning and Zoning Bultimore County Office Building Towson, Maryland 21204

Attention: Flok ( .modari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Wilbert & Carolun M. Heinzerling Location: NW/S Rollwin Road 404' S/W of Windsor Mill Road

Zoning Agenda: Meeting of March 3, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_ feet along an approved road in accordance with Bultimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_

EXCREDS the maximum allowed by the Fire Department.

.. ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

My 3-24-81 Approved: Hepre Milegand Fire Prevention Bureau Planhiny Group

Special Inspection Division

TO Nick Commodari March 4, 1981 Charles E. (Ted) Burnham Zoning advisory Committee SUBJECT Meeting March 3, 1981

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ITEM #115 Revised - See Corments ITEM #120 Revised - See Comments ITEM #155 See Comments ITEM #156 See Comments ITEM #157 See Comments ITEM #158 Standard Comments ITEM #159 Standard Comments ITEM #160 Standard Comments

Standard Comments

Charlo & Sumbon Charles E. (Ted) Burnham Plans Review Chief

CEB: rri

/ITEM #161

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 25, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: March 3, 1981

RE: Item No: 155, 156, 157, 158, 159, 160, 161 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours Wm. Nick Petrovich, Assistant Department of Flanning

Mr. and Mrs. Wilbert Heinzerling c/o Richard E. Lattenzi, Esquire

April 27, 1981

9105 Belair Road Baltimore, Maryland 21236

NOTICE OF LEARING

Petition for Variance - NW/S of Rollein Road, 404 feet Southwest of Windsor Mill Road - Case \$81-195-A

9:45 A. M.

Wednesday, May 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MAPYLAND

BAIMTMORE COUNTY

cc: Fork Construction G

DALTIMORE COUND
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

May 14, 1981

0

WILLIAM E HAMMOND ZONING COMMISSIONER

Richard E. Latanzi, Esquire 9105 Belair Road Baltimore, Maryland 21234

Petition for Variance NW/s Rollwin Rd., 404 ft. SW of Windsor Mill Road Wilbert Heinzerling, et ux Case No. 81-195-A

Dear Mr. Latanzi:

This is to advise you that \$53.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

No. 097300

Very truly yours, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE\_ May 27, 1981 ACCOUNT 01-662 AMOUNT \$53.70

REZEIVED Rohe & Latansi

FOR: Posting L Advertising of Case #81-195-A

363412 3 27

53.7C W

LEGAL NOTICE PETITION FOR VARIANCE 2nd Destrict ZONING: Petition for Variance : LOCATION: Northwest side of Rollsvin Ros 404 feet southwest of Windsor Mill Road.

DATE & TIME: Wednesday, May 27, 1981 o FUBLIC HEARING Room 108, County Office Building, 111 W. Cheerpeake Avenue, Yourson, Maryland.

The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Baitimore County, will hold a public hearing: Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet. The Zoning Regulation to be excepted as Section 1802.3C.1 - Minimum lot widths. All that percel of lend in the Second District

Beginning on the northwest side of Rollwin Road at the distance of 404 feet, 9 inches measured southwesterly from the southwest side of Windoor MH Road. Being Lots 29 and 30 on plat of Hebrille Park, W.P.C. No. 8, Folio 74. — 2nd Election District, Bautimos. County. Being the property of Wilbert Heinzer'ing, of ux, as shown on plot plan filed with the Zoning Department. Hearing Date: Wednesday, May 27, 1981, at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

v 1981/The Northwest STAR/Page 19

CERTIFICATE OF PUBLICATION

A 2746 Pikesville, Md., Nay 6 19 81

CHIS IS TO CERTIFY, that the annexed advertisment vas published in the NORTHWEST STAR, a weekly newspaper published in Fikesville. Baltimore county, Maryland before the 27th day of

May 19 81 he first publication appearing on the 6th day of May .19 81 he secend publication appearing on the

\_\_\_\_\_day of\_\_\_\_\_.19\_\_\_\_ he third publication appearing on the \_\_\_\_\_day of\_\_\_\_\_\_,19\_\_\_

THE NORTHWEST STAR

Cost of Advertisement\_

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond TO Zoning Commissioner	DateMay_14,_1981
Norman E. Gerber, Director FROM Office of Planning and Zoning	

Petition No. 81-195 A Item 161

Petition for Variance Northwest side of Rollwin Road, 404 feet southwest of Windsor Mill Road Petitioner- Wilbert Heinzerling, et ux

Second District

HEARING: Wednesday, May 27, 1981 (9:45 A.M.)

There are no comprehensive factors requiring comment on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeak Towson, Maryl

Your Petition has been received this 18 Filing Fee \$ 75.00

\_\_\_day of \_ Feb

oner Wilbort Heinzenling Submitted by Richard E. Lattauzi

BALTIMORE COUNTY, MARYLAND Reviewed by UCR OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT the Petition for assignment of a

DATE APPIL 24, 1981 ACCOUNT 01-662 Received Rohe & Lattanet
FROM: BY: Joyce A. Menchen FOR filling fee for case #81-195-A

1878 081/1 27 25.0 Cms ¥





## Zoning Description

Beginning on the northwest side of RollwinRoad at the distance of 404 feet, 9 inches measured southwesterly from the southwest side of Windsor M 1 Road. Being Lots 29 and 30 on plat of Hebville Park, W.P.C. No. 8, Folio 74. - 2nd Election District, Faltimore County, Maryland

PETITION MAPPING PROGRESS SHEET

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District Ind

Date of Posting May 11, 1981

Posted for: Variance

Petitioner: WILBERT HEINZERLING, st up.

Location of property: NW/S PALL WIN FORD: 404 SWIF WINDSOR MILL

Location of Signs: WEST SINE AT ROLLWIN Rd. A PPROX. 450'SINTH

OF WINDSOR MILL ROAD.

Posted by Staffen Onda Date of return: May 15 1961

**FUNCTION** 

Descriptions checked and

Petition number added to

Denied

Reviewed by: UCn

Previous case: 78-194-195A

79-236 A

Granted by

ZC, BA, CC, CA

Item # 161

District Ind

outline plotted on map

Suplicate Tracing 200 Sheet

Change in outline or description\_\_\_Yes

● 81-195-A

date by date by date by date by date by

Map # 2B NW46

(1.6%) BALTIMORE COUNTY 10VSON MARYLAND 21264 494-3353

WILLIAM ETHAMMOND ZONDIG COMMISSIONER

June 9, 1981

Richard E. Lattanzi, Esquire 9105 Belair Road Baltimore, Maryland 21236

> RE: Petition for Variance NW/S of Rollwin Rd., 404' SW of Windsor Mill Rd. - 2nd Election District Wilbert Heinzerling, et ux - Petitioners NO. 81-195-A (Item No. 161)

Dear Mr. Lattanzi:

I have this cate passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc

Attac ments

cc:Mr. Donald Aquilano, Jr. Fork Construction Co., Inc. 12329 Harford Road Kingsville, Maryland 21087

John W. Hessian, III, Esquire People's Counsel

PETITION FOR VARIANCE 2nd DISTRICT

CERTIFICATE OF PUBLICATION

ZONING: Petition for Variance
LOCATION: Northwest side of
Rollwin Road, 404 feet southwest
of Windsor Mill Road
DATE & TIME: Wednesday, May
27, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Crisapeake Avenue, Towson,
Maryland TOWSON, MD.,\_\_\_\_\_ Key 7\_\_\_\_\_\_, 19\_£1 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing. and published in Towson, Baltimore County, Md., Grand County, Md., Gra of\_\_one\_time\_\_\_\_more source before the\_\_\_27th\_\_\_\_ Petition for Variance to permit lot widths of 50 fast instead of the required 55 feet.

The Zoning Regulation to be excepted as follows:
Section 1802.3C.1 — Minimum lot widths. day of \_\_\_\_ May\_\_\_\_, 19\_21, the first publication appearing on the \_\_\_\_27th\_day of \_\_\_\_May\_\_\_ widths.

All that parcel of land in the Sec

All that parcel of land in the Second District of Baltimors County
Beginning on the northwest side of Rollwin Road at the distance of 101 feet, 9 inches measured souta-waterly from the southwest side of Windsor Mill Road Being Lota 29 and 30 on pist of Hebville Park, W.P.C. No. 3, Folio 74. — 2nd Election District, Baltimors County, Maryland.

Being the property of Wilbert Heinserling, et ux, as shown on plat plan filed with the Zoning Department. THE JEFFERSONIAN,

Cost of Advertisement, \$\_

partment.

Hearing Date: Wednesday, May

27, 1981, at 9:45 A.M. Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zonin: Commissioner
of Buildimore County

Richard W. Lattenzi, Esquire 9105 Belsir Road Baltimore, Md. 21235

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Villert Heinserling, et un Petitioner's Attorney

Reviewed by: Micholas B. Commodari Chairman, Zoning Plans Advisory Committee

PETITION FOR VARIANCE

2nd District

ZONING: Petition for Variance

LOCATION: Northwest side of Rollwin Road, 404 feet southwest of

Windsor Mill Road

PATE & TIME:

Wednesday, May 27, 1981 at 9:45 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet

instead of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Minimum lot widths.

All that parcel of land in the Second District of Baltimore County

Being the property of Wilbert Heinzerling, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 27, 1981, at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

WINDSOR MILL ROAD